



32 Yaxham Road, Dereham

Dereham



Minors & Brady

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Dereham, Dereham

Set on a generous plot, this well-proportioned bungalow is arranged entirely over one level, offering practical and comfortable living throughout. Inside, there are three bedrooms – two spacious doubles and a versatile single – all with carpet flooring and a bright, airy feel. The generous lounge and dining area features a character fireplace and enjoys a good sense of space and light from its surrounding windows. The kitchen is a functional space with fitted units, ample worktop surfaces and a tiled backsplash, offering clear potential to update or make your own. A separate shower room and WC add convenience, and the home benefits from newly laid carpets throughout. Outside, the enclosed rear garden provides a great sense of space with mature planting and a versatile sunroom or garden office, while the private front garden, shingled driveway and tandem garage ensure generous parking and practical storage.

Location

Yaxham Road is well-positioned on the southern side of Dereham, offering easy access to a variety of everyday amenities including supermarkets, cafes, and local shops. The property is within walking distance of Dereham Leisure Centre and Dereham Sixth Form College, while Dereham's town centre and the bustling Friday Market are just a short drive away. Convenient transport links include regular bus services and quick access to the A47 for routes toward Norwich and King's Lynn, making it a practical base for commuters. Nearby green spaces like Neatherd Moor offer scenic walking routes, while the Mid-Norfolk Railway provides a charming heritage experience for locals and visitors alike. Families will also appreciate the selection of well-regarded schools in the surrounding area.





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Step into the entrance hall of this spacious and light-filled bungalow and move through to the generous lounge and dining area, where a large front window and two additional side windows flood the space with natural light. Carpet flooring adds comfort underfoot, and a charming character fireplace with a stone surround offers a cosy focal point. The room easily accommodates both a comfortable seating area and dining setup, making it a flexible and welcoming main living space.

From here, continue through to the kitchen – a well-sized and naturally bright room fitted with a range of base and wall units, generous worktop space, and a tiled backsplash for added practicality. There's ample room to reimagine the space to suit your style, with potential to add further storage, breakfast seating, or upgrade appliances. The abundance of natural light and practical layout make this a highly functional and appealing area to cook and gather.

The bungalow features three well-proportioned bedrooms – two generous doubles and a versatile single – all finished with carpet flooring and filled with natural light. One of the double bedrooms is bay-fronted, adding extra space and character. The bedrooms are neutrally presented and offer excellent scope for customisation, with enough room for freestanding furniture and storage. Whether used for sleeping, working or relaxing, each room has the proportions and flexibility to suit a variety of needs.

The shower room and separate WC are positioned nearby. The shower room is well presented with a glass shower cubicle, wood-effect flooring and inset ceiling lighting, offering a smart and functional space with potential for further enhancement.



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Additional benefits include new carpets throughout, creating a fresh and inviting interior, along with full double glazing for added comfort and efficiency.

Outside, the enclosed rear garden is particularly generous, offering a broad lawn with established greenery and a variety of mature planting that adds character and privacy. There's ample room to landscape or tailor the space to suit your lifestyle, whether for entertaining, relaxing, or gardening. A separate sunroom or garden office is also located here, providing an adaptable area for work, hobbies, or quiet enjoyment depending on your needs.

The front garden is enclosed with hedging for added privacy and presents a well-maintained approach to the home. A generous shingled driveway offers ample off-road parking and leads directly to the tandem garage, providing excellent storage or potential for further use subject to requirements.

Agents notes

We understand that the property will be sold freehold, connected to all main services.

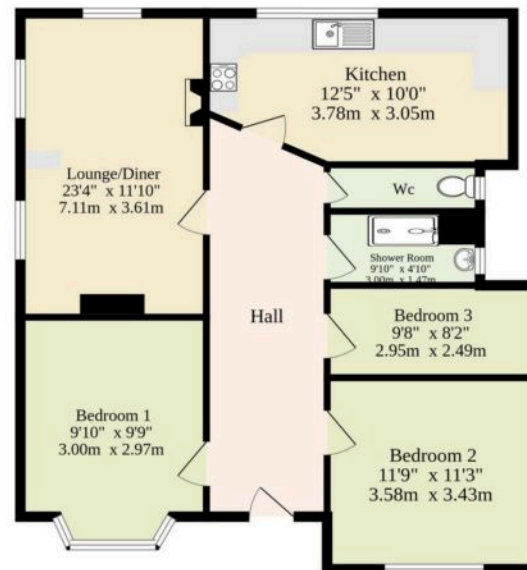
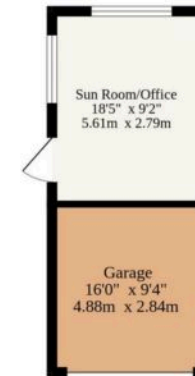
Heating system- Gas Central Heating

Council Tax Band-B



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Ground Floor
1194 sq.ft. (110.9 sq.m.) approx.



Sqft Includes Garage And Sun Room

TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Minors & Brady
Your home, our market



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